



PLANNING COMMISSION

Kevan Hutchinson, Chairman

Darren Smith, Vice-Chairman

Eugene Bumbera George A. Marquez

Jay Goyal Robert Palacio Juan Tavares

**AGENDA
PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 3, 2020 AT 5:30 P.M.
CITY OF BRAWLEY COUNCIL CHAMBERS
383 MAIN STREET
BRAWLEY, CALIFORNIA**

This meeting will be broadcast live at www.facebook.com/TheHubatBrawleyEOC.

1. CALL TO ORDER / ROLL CALL

2. APPROVE AGENDA

3. PUBLIC APPEARANCES

The Planning Commission encourages citizen participation on all matters presented for their consideration. The Planning Commission does not take action on items presented under Public Appearances.

To maintain social distancing, physical presence is strongly discouraged. Alternative methods of participation are encouraged and should a member of the public wish to provide public comments, please submit written comments via email to amontano@brawley-ca.gov or contact the Planning Division Office at 760/344-8822. The deadline to submit comments is 5PM on June 3, 2020.

4. MASONRY WALL ALTERNATIVE APPLICATION AT THE VICTORIA PARK AND MALAN PARK SUBDIVISIONS

PUBLIC HEARINGS

- 5.** A variance (VAR 20-02) submitted to allow encroachment into the required side and front submitted by Raquel Gonzalez, property owner, on property located 799 Maple Court. The variance will allow for the proposed structure to encroach approximately 2 feet into the required front yard and 5 feet into the required side yard.

Property Owner: Raquel Gonzalez
Legal Description: Lot 1 Parkside Estate Unit Number 5 City of Brawley,
County of Imperial, State of California, APN 046-371-
006.

6. A zone change(ZC 20-01) and general plan amendment(GPA 20-01) was submitted to develop a future apartment complex up to 50 units at 1603 Malan Street . The property is currently zoned R-1(Single Family Residential) and is proposed to change to R-3(Residential Medium Density). In the General Plan the properties use is designated as Low Density Residential and the proposed use is Medium Density Residential.

Property Owner: Michael Joshua Paddock

Applicant: Annette Leon

Dubose Design Group

Legal Description: The East 1/2 Lot 53 Brawley Subdivision 1, City of Brawley, County of Imperial, State of California, APN 047-380-031.

7. **NEXT MEETING DATE**

8. **ADJOURNMENT**

Supporting documents are available for public review in the Community Development Services office, 205 S. Imperial Avenue, Brawley, Monday through Friday, during regular posted business hours. Individuals who require special accommodations are requested to give 24-hour prior notice.

Contact: Alma Benavides, City Clerk, 760-351-3080

COUNCIL AGENDA REPORT
City of Brawley

Meeting Date: 06/03/20

Planning Director: GG

PREPARED BY: Gordon R. Gaste, Planning Director, AICP, CEP

PRESENTED BY: Gordon R. Gaste, Planning Director, AICP, CEP

SUBJECT: Masonry Wall Alternative Application at the Malan Park and Victoria Park Subdivision

DISCUSSION: Section 27.84(c) of the City of Brawley Zoning Ordinance requires solid masonry walls for all commercial lots that have a side or rear lot line adjoining a residential lot. The Planning Commission may approve alternative walls instead of solid masonry walls.




The subject area is located at the south of both the Malan Park Subdivision and the Victoria Park Subdivision along the future Wildcat Drive on property currently zoned R (Recreation). The block wall alternative is proposed to be installed at the perimeter of the required retention basins for both subdivisions.

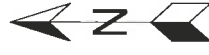
FISCAL IMPACT: N/A

ATTACHMENTS: Location Map, Block Wall Alternative Specification

FENCING SITE PLAN

LEGEND

-  BLOCK WALL, PER CONDITIONS OF APPROVAL
-  WROUGHT IRON FENCE
-  FAUX MASONRY WALL



SCALE
1" = 200'



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A maintenance-free solution. Twenty-five and lifetime warranties available



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Consult product samples before making final selection.



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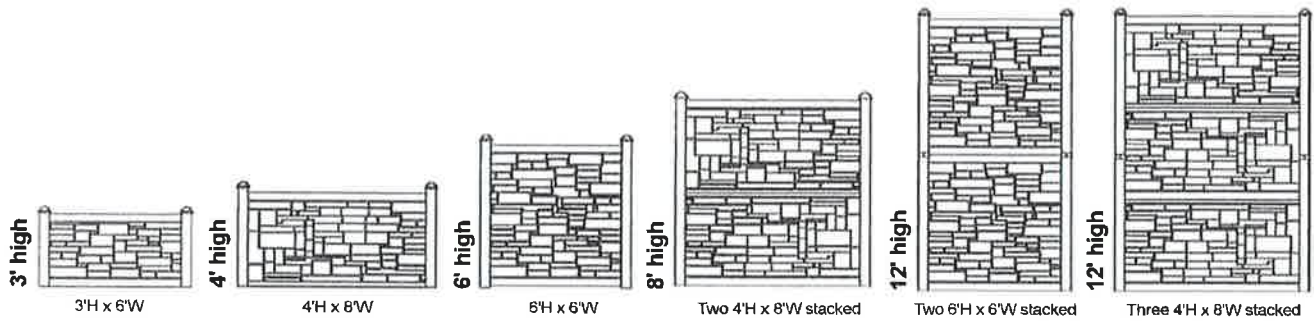


PANELS

- Panels come in 3ft x 6ft, 6ft x 6ft, and 4ft x 8ft
- All panels contain high-grade galvanized steel in both top and bottom rails
- Panel heights cannot be modified; however, panels can be cut to any custom width
- Our panels have been engineered to allow stacking to create 8ft, 12ft and 16ft high walls

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- All posts contain full-length internal, molded, steel stiffeners for optimum strength
- Posts are made from 50% recycled polyethylene plastic
- For 12ft and 16ft high projects, we supply metal I-beams with matching plastic post sleeves



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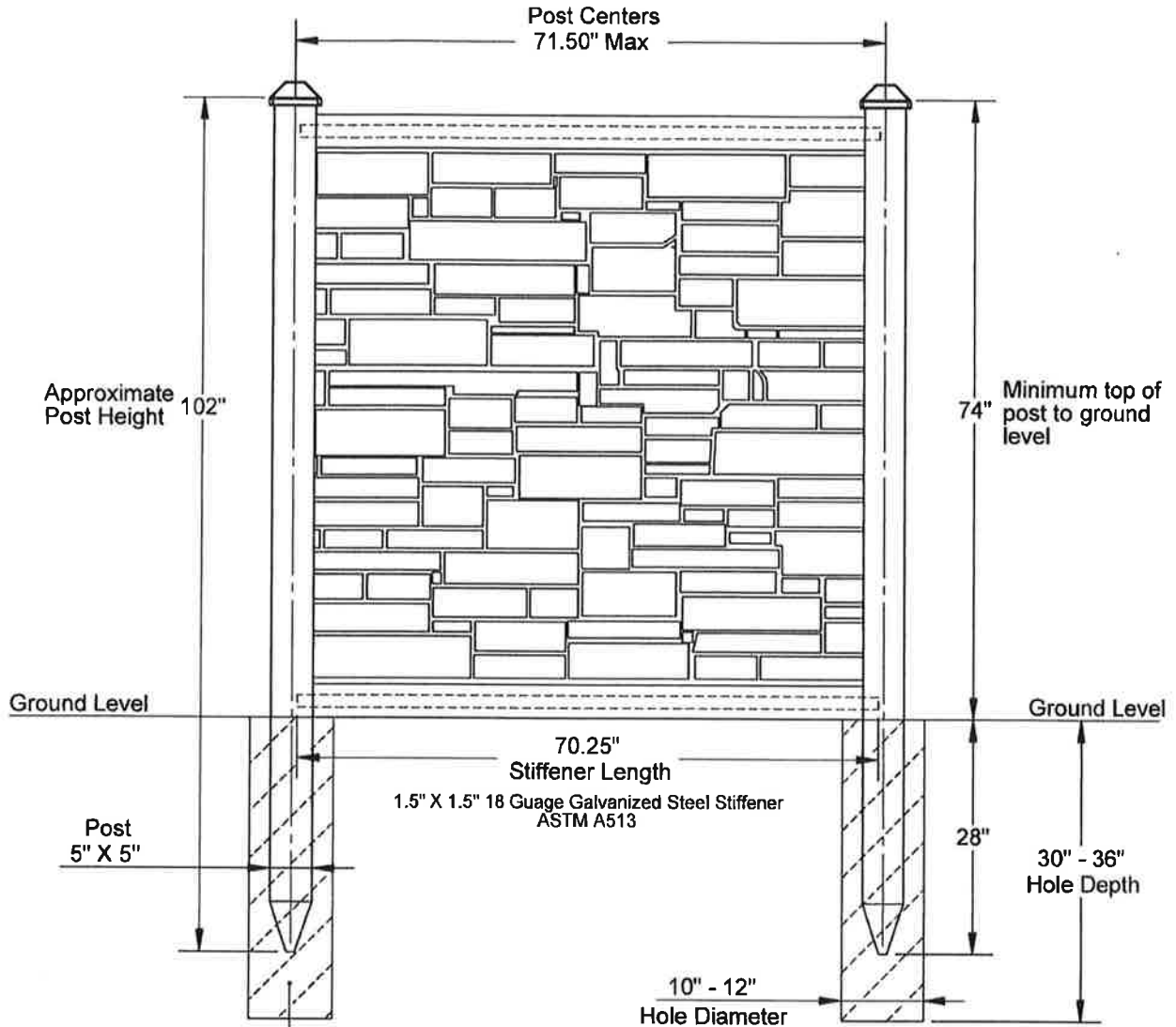
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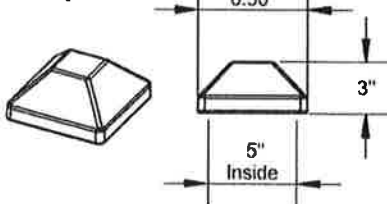
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6'H X 6'W Panel

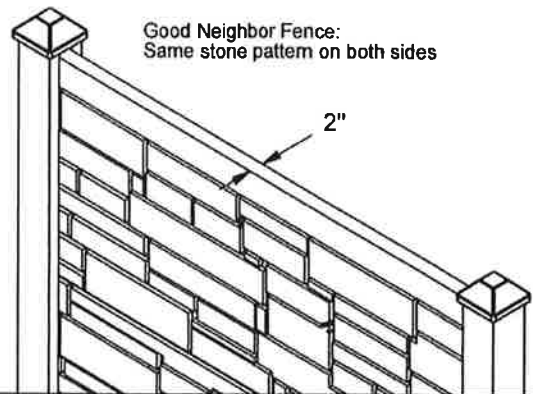


Concrete footing diameter 10" to 12" min and 30" to 36" deep min in accordance with local conditions, codes, and standard building practices.

Caps



- Actual Panel Dimensions: 72"H X 69.75"W
- Panel Weight: 56 lbs
- Tolerances are: $\pm .5"$



Model #:FP72X72

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Date: Oct 15, 2013

Scale: not to scale

REV: D Barlocker

Sheet 1 of 1

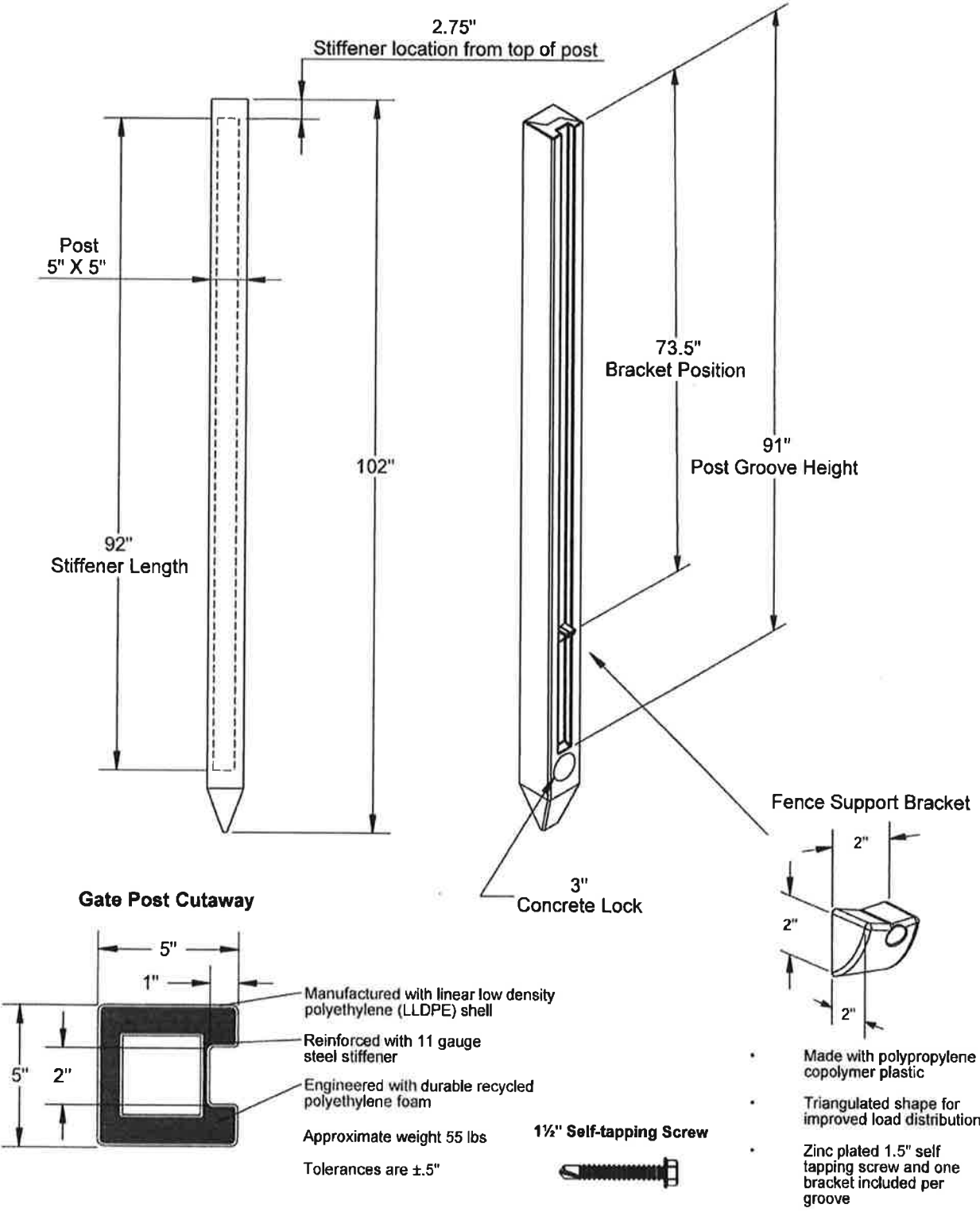
U.S. Patents: 7,478,797 / 7,635,114 Foreign Patents Pending




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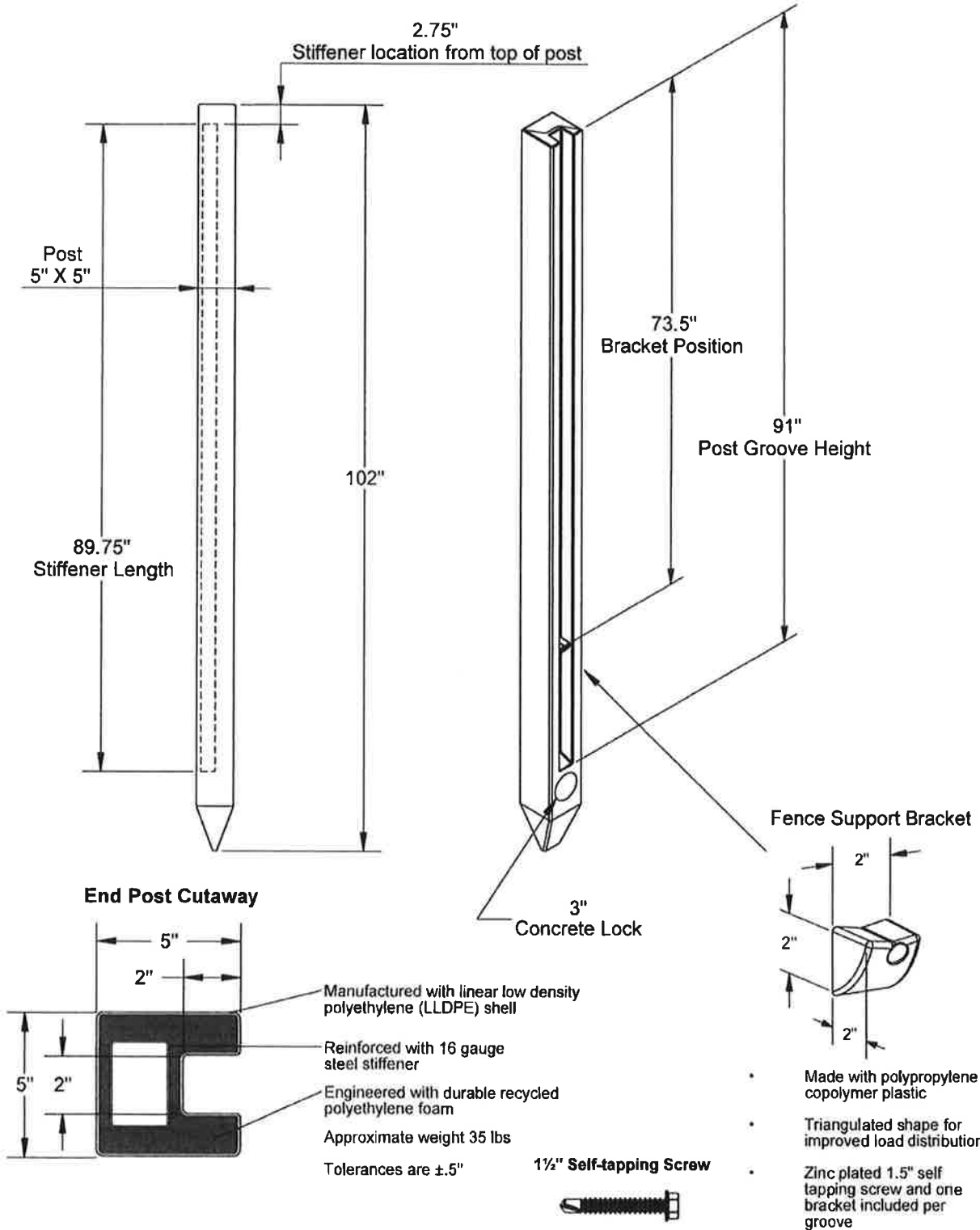
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8.5' Gate Post Specification



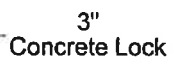
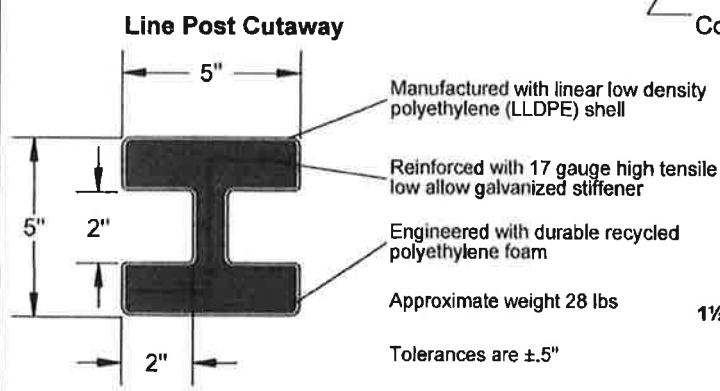
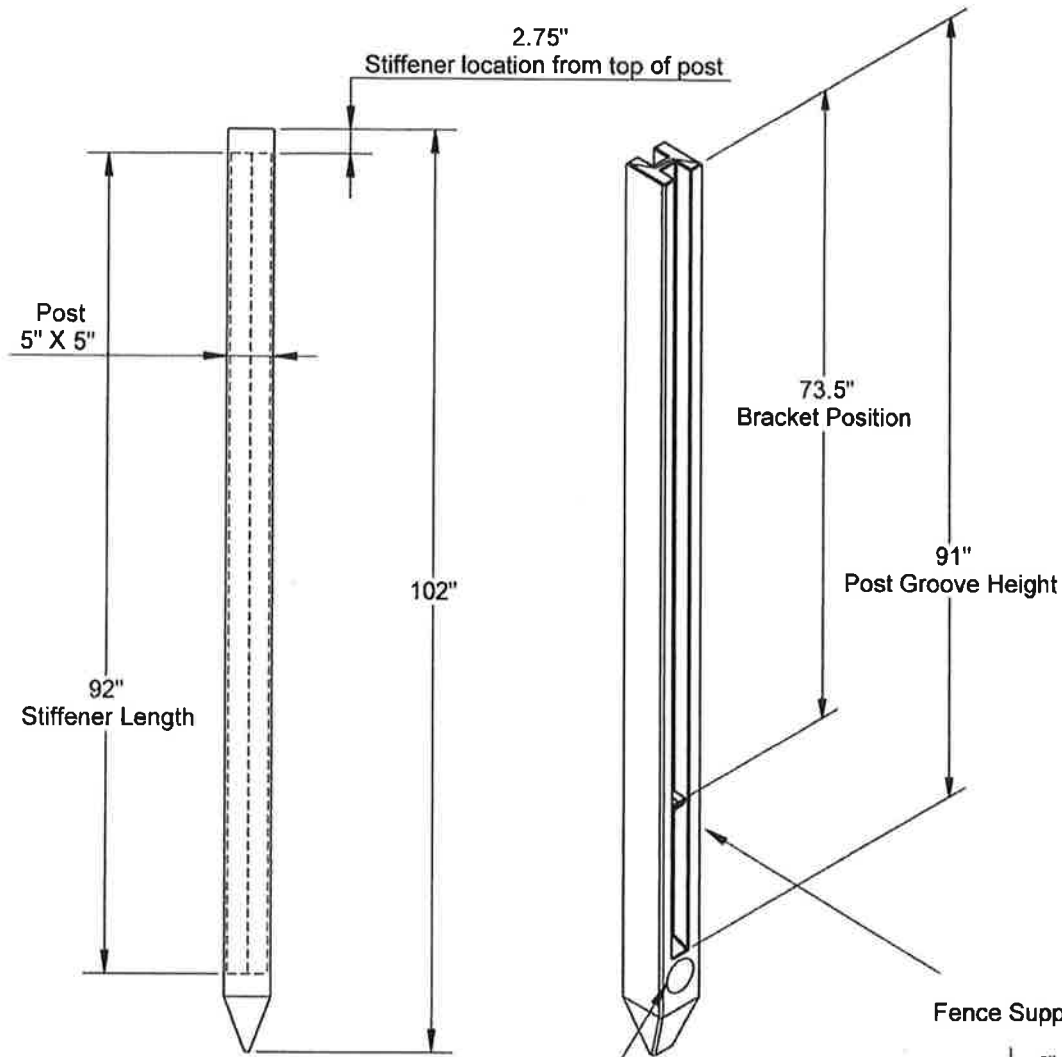
Model #:GP102	This drawing may not be altered or reproduced without the permission of SimTek® Fence		 www.simtekfence.com
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8.5' End Post Specification

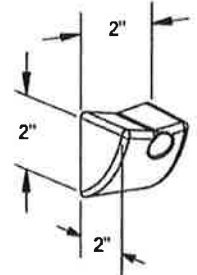


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8.5' Line Post



Fence Support Bracket



1 1/2" Self-tapping Screw



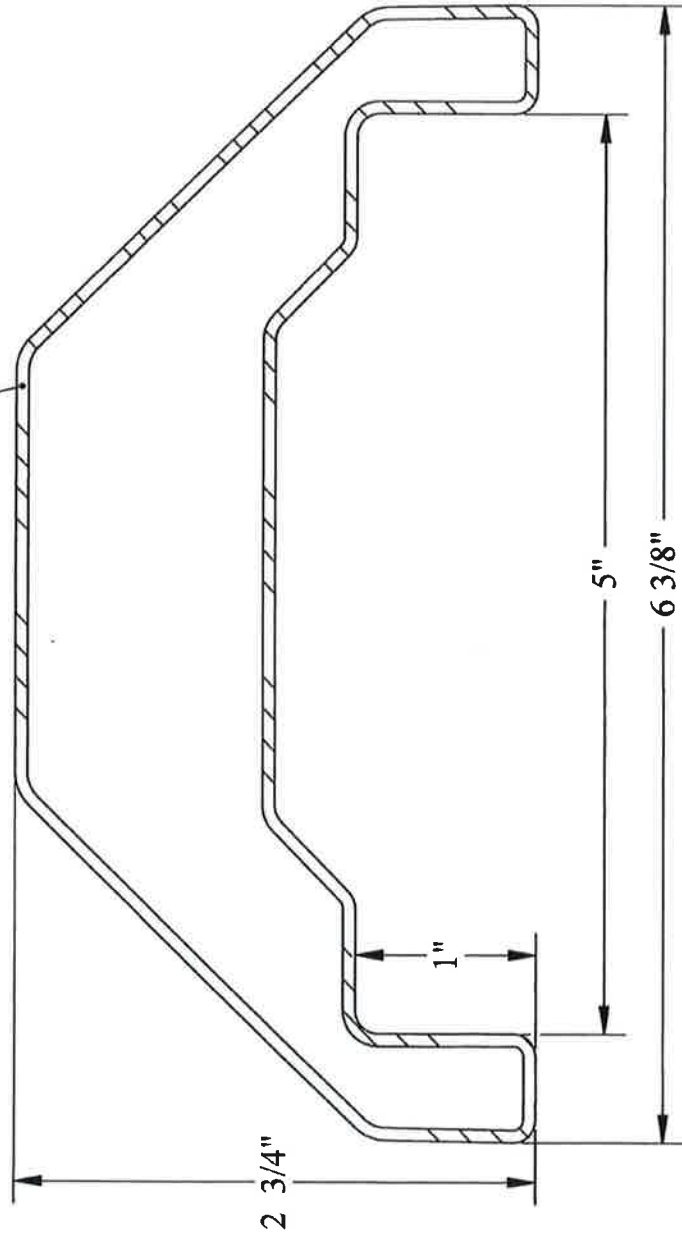
- Made with polypropylene copolymer plastic
- Triangulated shape for improved load distribution
- Zinc plated 1.5" self tapping screw and one bracket included per groove

Model #: LP102	This drawing may not be altered or reproduced without the permission of SimTek [™] Fence		 www.simtekfence.com
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Sheet 1 of 1	U.S. Patents: 7,478,797 / 7,635,114 Foreign Patents Pending		

SPECIFICATIONS: Single Cap



linear low density
polyethylene (LLDPE) shell



Totals weight approximately 0.35 lbs.

- PATENTS PENDING

STAFF REPORT

Variance #: VAR 20-02

Property Owner(s): Raquel Gonzalez

Legal Description: Lot 1 Parkside Estate Unit Number 5 City of Brawley, County of Imperial, State of California, APN 046-371-006

Location: 799 Maple Court

Area: .24 Acres (10514 Square Feet)

Zoning: R-1 (Residential Single Family)

Existing Use: Single Family Dwelling

Proposed Use: Single Family Dwelling

Surrounding Land Uses:

North - R-1 (Residential Single Family) / Single Family Home
South - R-1 (Residential Single Family) / Single Family Home
East - R-1 (Residential Single Family) / Single Family Home
West- R-1 (Residential Single Family) / Single Family Home

General Plan Designation: Low Density Residential

**PLANNING COMMISSION MEETING, JUNE 3, 2020
5:30 P.M., BRAWLEY CITY COUNCIL CHAMBERS,
383 MAIN STREET, BRAWLEY, CALIFORNIA**

Variance: VAR 20-01

General Information:

The applicant is requesting a variance to allow to add a room to an existing residence that will encroach in the required side and front yard. The lot is in an odd shaped lot on a corner and is approximately 10, 514 square feet which requires a front yard of 25 feet, and a side yard of 10 feet. The proposed structure will encroach 1foot 5 inches in the front yard and 5 feet in the side. There are no zoning conditions currently imposed on this property.

Information to the Commission:

If approved, the following conditions shall apply:

1. The applicant shall obtain an encroachment permit from the Department of Public Works for any new, altered or unpermitted driveways necessary to access each of the parcels from a public street.
2. The applicant shall obtain a tax certificate from the County Tax Collector.
3. The applicant shall pay all fees associated with review and approval of the site plan, parcel map, and variance.
4. The applicant shall pay fees to record the final parcel map.
5. The applicant shall defend, indemnify, and hold harmless the City of Brawley, or its agents, officers and employees from any claim, action or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval by the Planning Commission or City Council concerning the subdivision. The City of Brawley shall promptly notify the applicant of any claim, action or proceedings and shall cooperate fully in the defense.
6. Any person or party who succeeds to the interest of the present owner by sale, assignment, transfer, conveyance, exchange or other means shall be bound by the conditions of approval.
7. Provide sewer and water, curb and gutter, sidewalks and other improvements to City standards before City issues certificate of occupancy for any structure for each parcel.

The recommendation is based on the following findings:

1. The proposal is exempt from CEQA pursuant to Section 15301(e).
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
3. The lot variance does not grant special privileges to the proponent.
4. Granting of the variance will not be detrimental to the public welfare or detrimental to the health and safety of the residents of the City of Brawley.
5. The variance is consistent with the character of the area for that type of land use.

The Brawley General Plan Land Use Map designates this property for **Low Density Residential** land uses.

R-1 (Residential Single Family) zoning permits encroachment into a rear yard setback by **variance** only.

ATTACHMENT: Location Maps; Plot Plan.

NOTE TO THE PROPERTY OWNER: PLANNING COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (760) 344-8822.

799 Maple Court

Legend

📍 799 Maple Ct

IS saun

799 Maple Ct

Google Earth

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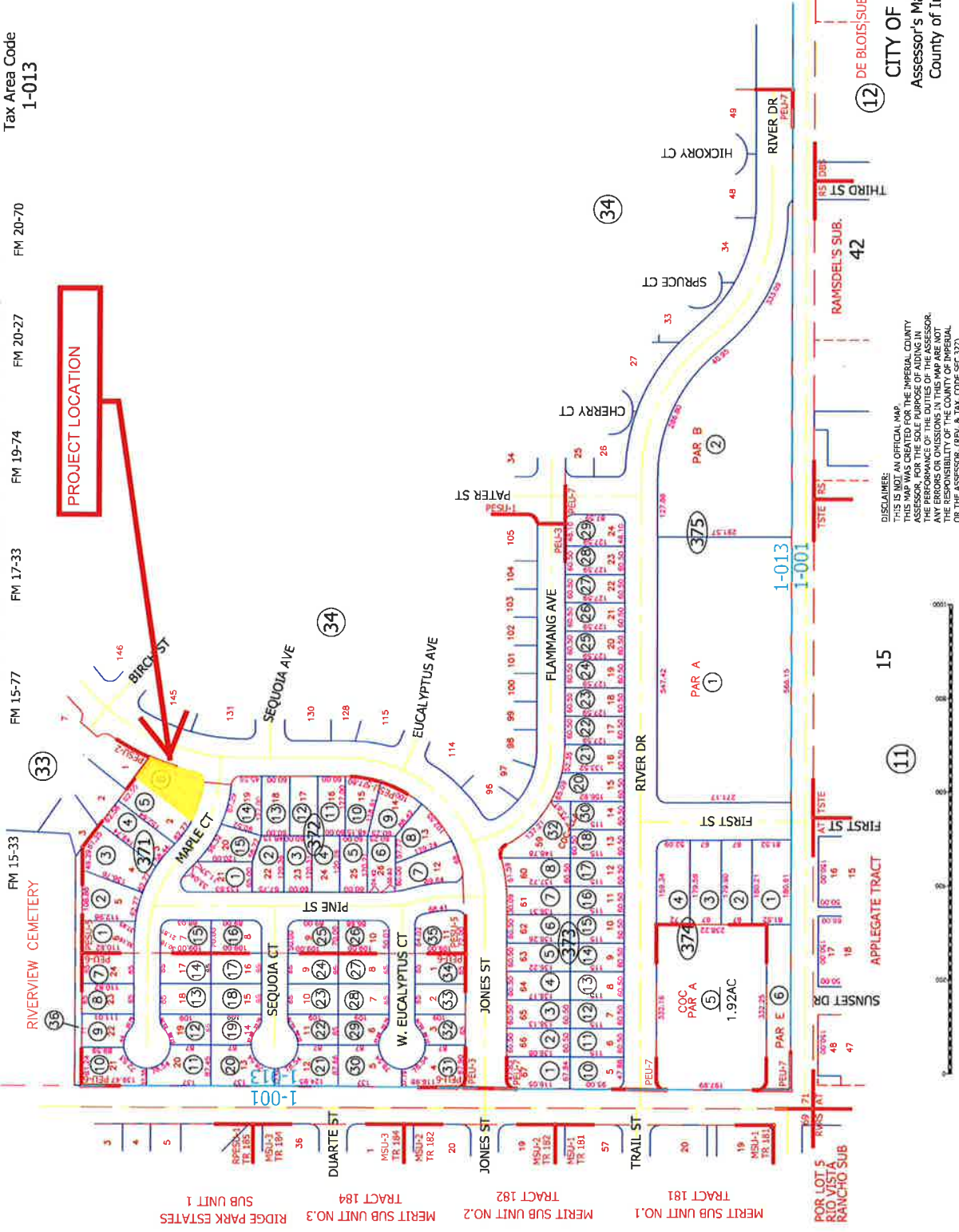
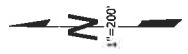
100 ft



POR: PARKSIDE ESTATES SUB. UNIT NO.1 & UNIT NO.2 & UNIT NO.3 & UNIT NO.5 & UNIT NO.6 & UNIT NO.7

Tax Area Code
1-013

46-37



PROJECT LOCATION

FM 15-33
RIVERVIEW CEMETERY

FM 15-77

FM 17-33

FM 19-74

FM 20-27

FM 20-70

FM 20-70

FM 20-70

FM 20-70

FM 20-70

FM 20-70

FM 20-70

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FROM 46-34
01-06-05 RM
04-21-05 AR

CITY OF BRAWLEY
Assessor's Map Bk. 46-Pg. 37
County of Imperial, Calif.

**799 MAPLE COURT
ROOM ADDITION**



Jones St

Side Walk

12' 11"

ROOM ADDITION
35'-0"
28'-8"

12' 6"

5'

Kitchen

Living Room

Family Room

Bathroom

Pool

closet

Bathroom

Bedroom

Porch

W/O closets

Master Bedroom

Bedroom 2

Bedroom 3

Garage

Walkway

Side Walk

Maple Ct

23' 5"

39' 8"

28' 8"

PLANNING COMMISSION STAFF REPORT

Site Plan/Zone Change/General Plan Amendment: SP20-01/ZC20-01/GPA 20-01
1603 Malan Street

Property Owner: Joshua Michael Paddock

Applicant: Dubose Design Group, Annete Leon

Legal Description: East 1/2 Lot 53 Brawley Subdivision 1, City of Brawley, County of Imperial, State of California, APN 047-380-031

Location: 1603 Malan Street

Area: 2.92 Acres (127195) Square Feet

Zoning: R-1 (Residential Single Family)

Proposed Zone: R-3 (Residential Medium Density)

Existing Use: Low Density Residential

Proposed Use: Medium Density Residential

Surrounding Land Uses:

North - R-3 (Medium Density Residential) / Manzanilla Terrace

South - P-D/ SF-5 (Planned Development/La Paloma Specific Plan) / La Paloma Subdivision
Warehouse

East - MHP (Mobile Home Park) / Tres Palmas Village

West- R-1 (Low Density Residential) / Single Family Houses

General Plan Designation: Low Density Residential

CEQA Status: Exempt

**PLANNING COMMISSION MEETING, JUNE 3, 2020
5:30 P.M., BRAWLEY CITY COUNCIL CHAMBERS,
383 MAIN STREET, BRAWLEY, CALIFORNIA**

Site Plan/Zone Change/General Plan Amendment:

General Information:

The applicant is requesting a Site Plan, Zone Change, and General Plan Amendment to change the existing Low Density Residential land use to Medium Density Residential and subsequently the zone from R-1(Residential Single Family) to R-3(Residential Medium Density). The site currently shows 50 units, of a minimum 2 bedrooms, to be developed at a future date to be determined on a site 2.92 acres in size. Access is proposed via Malan Street with secondary access obtained from K Street. A portion of K Street to be improved and dedicated to the City. There are 100 parking spaces required to be developed and 105 parking spaces proposed. There are no zoning conditions currently imposed on this property.

Staff Recommendation:

Staff recommends the following conditions shall apply:

1. Landscaping will be required as per Sec. 27.180 of the Zoning Ordinance.
2. Hydraulics, drainage and grading details to City standards provided to the City Engineer. All stormwater flow shall be retained onsite.
3. Applicant/Property Owner shall obtain an encroachment permit from the Department of Public Works for any new, altered or unpermitted driveways necessary to access each of the parcels from a public street.
4. Provide sewer and water, curb and gutter, sidewalks and other improvements to City standards before City issues certificate of occupancy for any structure.
5. Property shall be developed per Section 27.182. Design of Multi-Family Apartment and Condominium Projects.
6. Property owner shall dedicate, construct and improve (street, curb and gutter, sidewalk, utilities) the northern 30 feet of the property to the City of Brawley for the continuation of K Street.
7. The fence material for the yards facing the streets shall be either block wall or wrought iron. The fence material for the side yards shall be either block wall or wood.
8. Applicant/Property Owner shall defend, indemnify, and hold harmless the City of Brawley, or its agents, officers and employees from any claim, action or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval by the Planning Commission or City Council concerning the subdivision.
9. The applicant shall pay any and all amounts as determined by the city to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, city ordinance and/or any other laws that apply.
10. The applicant shall comply with all local, state and/or federal laws, rules, regulations and/or standards as they may pertain to this project, whether specified herein or not.
11. Any person or party who succeeds to the interest of the present owner by sale, assignment, transfer, conveyance, exchange or other means shall be bound by the conditions of approval.

General Plan Amendment:

1. The proposal is prepared in accordance with the California Environmental Quality Act (CEQA) pursuant to Section 15195 and 15332.
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
3. Approval of the Site Plan, Zone Change and General Plan Amendment will not be detrimental to the public welfare or detrimental to the health and safety of the residents of the City of Brawley.
4. The General Plan Amendment is consistent with the character of the area for the types of surrounding land uses.

The General Plan Land Use Map designates this property for **Low Density Residential** land uses. **Medium Density Residential** is required for the intended use which is compatible with adjacent development.


ATTACHMENT: Location Maps, Site Plan

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Paddock Zone Change

Northern 60 Feet to be improved and dedicated to the City of Brawley

Legend

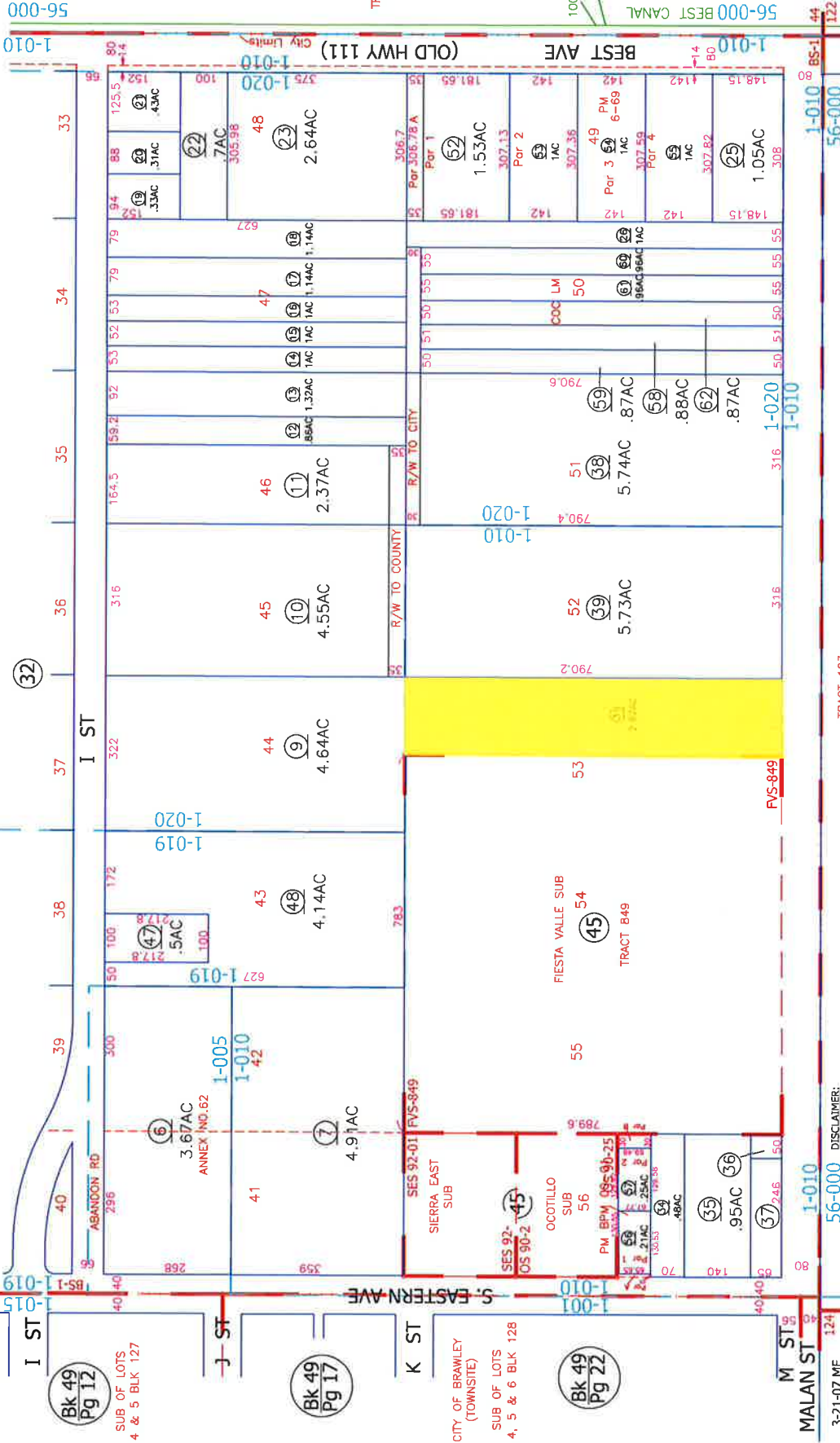
 Paddock Zone Change Project Location



47-38

Tax Area Code
1-010
1-019
1-020

POR BRAWLEY SUB 1
POR TRACT 45 T135 R14E
OM 1-40



TRACT 123

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TRACT 44

3-21-07 MF
12-28-05 RM
12-9-03 AR
12-6-91 DP
6-6-91 LS
7-24-89 RM
3-27-97 RM
11-15-12 MF
10-8-12 MF
9-2-11 MF
2-27-08 MF
6-04-07 MF

Bk.49
Pg.27

CITY OF BRAWLEY
Assessor's Map Bk.47-Pg.38
County of Imperial, Calif.

Proposed Concept with Typical Floor Plans for Re-Zone of 1603 Malan Street, Brawley CA

E K STREET



R-1 ZONING

MHP RESIDENTIAL

Typical 1 & 2 Bedroom Floorplans for Multifamily Residential



800 SQFT



620 SQFT.

MALAN STREET

SCALE: 1:30

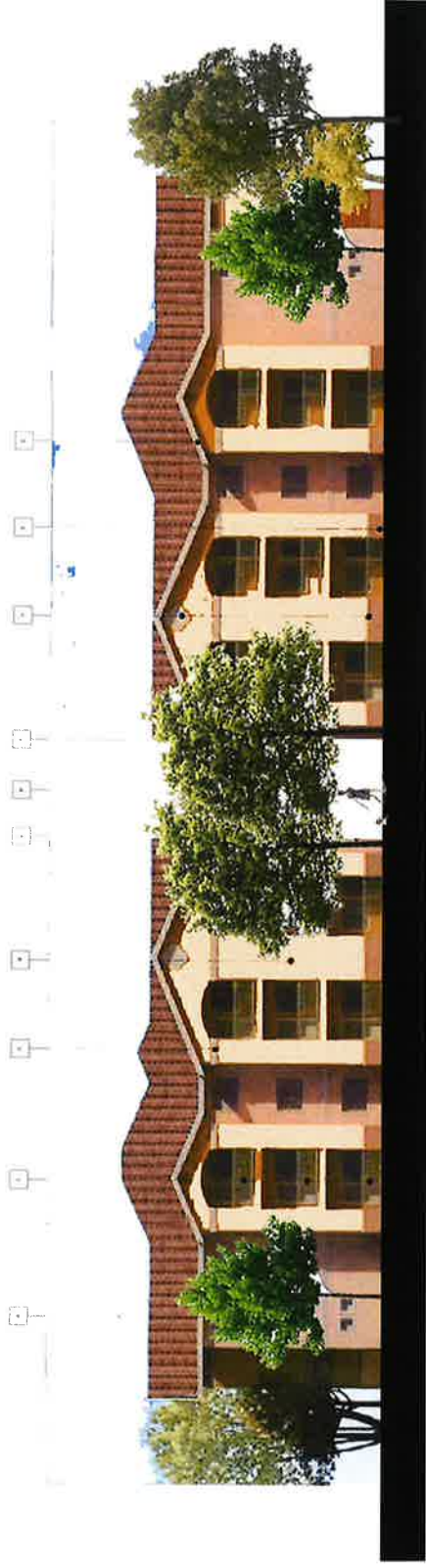


Total Parking: 105 parking stalls
TOTAL PARCEL AREA +/- 2.9 AC

50- 2 Bedroom Units @ 800 SQFT.
APPRX: 50 Dwellings at 65% Density



STREET PERSPECTIVE

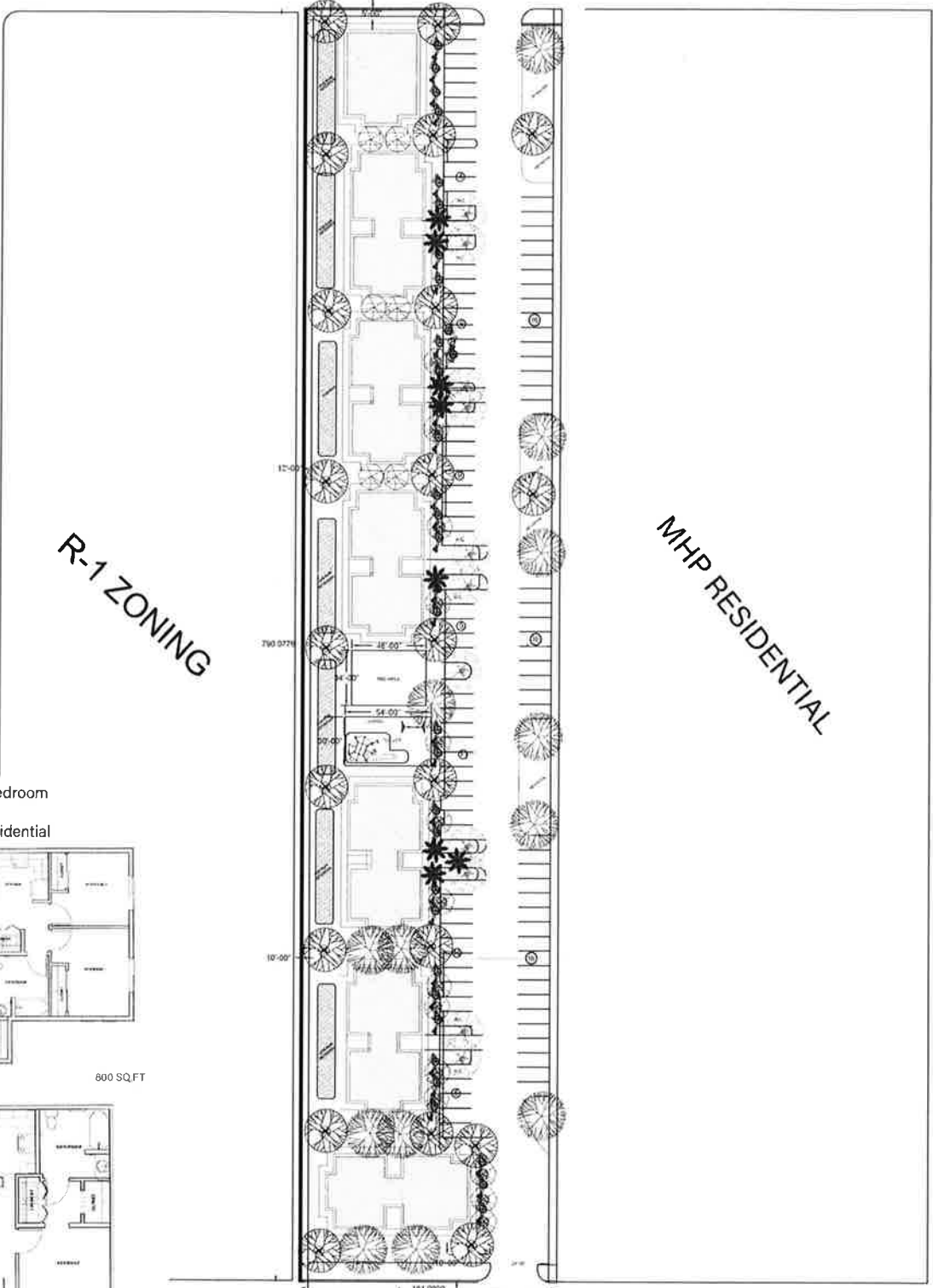


CONCEPTUAL ELEVATION

- 1. STUCCO WITH LIGHT BROWN FINISH
- 2. LIGHT BROWN PAINT
- 3. DARK BROWN PAINT
- 4. METAL ROOFING
- 5. METAL ROOFING
- 6. METAL ROOFING

Proposed Concept with Typical Floor Plans for Re-Zone
of 1603 Malan Street, Brawley CA

E K STREET



R-1 ZONING

MHP RESIDENTIAL

Typical 1 & 2 Bedroom
Floorplans for
Multifamily Residential



800 SQ.FT



620 SQ.FT.

MALAN STREET

SCALE: 1:30

50- 2 Bedroom Units @ 800 SQ.FT.
APPRX: 50 Dwellings at 65% Density

Total Parking: 105 parking stalls
TOTAL PARCEL AREA +/- 2.9 AC

January 15, 2020
Updated 4.30.20

Multi-Family Residential for Proposed Zone Change & General Plan Amendment Project Description

Client: Joshua Paddock

Agent: Dubose Design Group

Location: 1603 Malan Street, Brawley, CA 92227

Project Size: Approximately +/- 2.92

APN: 047-380-031

Proposed Development:

- Multi-Family Units, a Total of 6.5 Building Units with a floor area of 3,280 SQFT. Expected to be two (2) stories high. Three (3) one-bedroom dwelling units and two (2) two-bedroom dwelling per floor. Approx. 50 dwelling units at 65 % Density.
- A multi residential community designated area situated at a centralized location of the project.

Current Jurisdictions:

- City of Brawley

Local Agencies

- County of Imperial
- City of Brawley

Applications:

- 1) Zone Change Application
- 2) General Plan Amendment (GPA) Application
- 3) Environmental Information Review

Project Summary:

The Project Site

The proposed Multi-Family Residential Project is currently situated on approximately +/- 2.92 acres of undeveloped land currently located within the City of Brawley. In order to bring the Project into fruition the applicant must be required apply for a Zone Change and GPA.

Zoning & Land Use within the City of Brawley

Currently APN: 047-380-031 is zoned R-1 and will be requesting a zone change to R-3. The applicant is also requesting a GPA to change the land use from Low Density Residential to Medium Density Residential should the City of Brawley Request a GPA.

By changing the land use from Low Density Residential to Medium Density Residential the property site will then be a suitable for location of medium-density residential developments in the form of apartment buildings and condominiums with limited height, and with provisions to support community services.

The Proposed Project

The proposed project is located on 1603 Malan Street in Brawley, CA. The site currently has development all around three sides of the property and disturbed single family homes to the south, west and north. There is a trailer park to the east of the project site. The project proposed to maximize the properties use by developing at 65% of the Maximum Building Coverage¹ of the total lot area at 1 DU/2,500.

¹ City of Brawley's General Plan, Residential Development Standards, September 2008

Circulation and Parking

The main access to the proposed project will be located on Malan Street with a secondary access street located on E K Street. The applicant is aware that a portion of the site will need to be dedicated to the City in order to improve E K Street. There will be a total of 105 parking stalls.

City Services

According to the Urban Water Management Plan (UWMP) Prepared in 2010 the Current and Projected Numbers of Connections by Customer Type for Multi-Family Residential decreased from the year 2005-2010 with a negative increase in connections of -4.10%. However, UWMP prepared in 2015 indicated an increase of 169 connections with an increase of 60% the 2015. Therefore the city has adequate water supply. , wastewater shouldn't be an issue. Brawley's expected forecast through 20135 based on the Department of Finance Population Projections is expected to grow from 26,273 to 38,466 in 2035². Proper sizing of a retention basin will need to be engineered and analyzed during the Site Plan Review Stage of the process based on the City of Brawley's Standards.

There is currently a 10" force main water line that runs along Malan Street that would service the project area as the sewer line and a 8" PVC water line that can service the water to the property. This will need to be further evaluated by the City of Brawley to verify that the demands of the project can be met and that the City can service the project site. Currently, the electrical load has not been determined.

² City of Brawley's Urban Water Management Plan, 2015, Retrieved Jan, 2020 http://www.brawley-ca.gov/cms/kcfinder/upload/files/public_works/Brawley%202015%20UWMP%20Final%20Report.pdf